126.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,239,500 / 1,239,500
					USE VALUE:	1,239,500 / 1,239,500
					ASSESSED:	1,239,500 / 1,239,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCOTT ROBERT J--ETAL	
Owner 2:	SCOTT PATRICIA ARBIA	
Owner 3:		
Street 1:	15 CHURCHILL AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Vinyl Exterior and 3067 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7000.000	667,400	5,100	567,000	1,239,500
Total Card	0.161	667,400	5,100	567,000	1,239,500
Total Parcel	0.161	667,400	5,100	567,000	1,239,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.21 | /Parcel: 404.2

Legal Description

User Acct 80968

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 05/19/18

!9747!

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	667,500	5100	7,000.	567,000	1,239,600	1,239,600	Year End Roll	12/18/2019
2019	104	FV	520,200	5100	7,000.	598,500	1,123,800	1,123,800	Year End Roll	1/3/2019
2018	104	FV	458,400	5100	7,000.	441,000	904,500	904,500	Year End Roll	12/20/2017
2017	104	FV	429,300	5100	7,000.	422,100	856,500	856,500	Year End Roll	1/3/2017
2016	104	FV	429,300	5100	7,000.	390,600	825,000	825,000	Year End	1/4/2016
2015	104	FV	356,500	5100	7,000.	327,600	689,200	689,200	Year End Roll	12/11/2014
2014	104	FV	356,500	5100	7,000.	320,000	681,600	681,600	Year End Roll	12/16/2013
2013	104	FV	371,100	5100	7,000.	304,900	681,100	681,100		12/13/2012

PRINT

Date	Time
12/11/20	00:10:26

LAST REV

Date	Time
06/13/18	14:03:08
apro	
9747	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16057-281		3/1/1985		206,500	No	No		Y

USER DEFINED

Prior Id # 1:	80968
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/21/2011	1888	Redo Kit	4,000					update kitchen cab
1/4/2011	5	Siding	17,000					
10/27/2010	2211	New Wind	2,200					
10/19/2010	2155	Re-Roof	7,500					
10/7/2010	2111	New Wind	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	MEAS&NOTICE	HS	Hanne S
5/4/2012	Info Fm Prmt	MM	Mary M
2/4/2009	Measured	336	PATRIOT
11/1/1999	Meas/Inspect	266	PATRIOT
3/13/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	90.	0.90	10									567,000						567,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 567,000 | Spl Credit | Total: 567,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.01281965
Const Adj.:	0.98255032
Adj $ / SQ:	159.223
Other Features:	119000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	819960
Depreciation:	152513
Depreciated Total:	667447

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

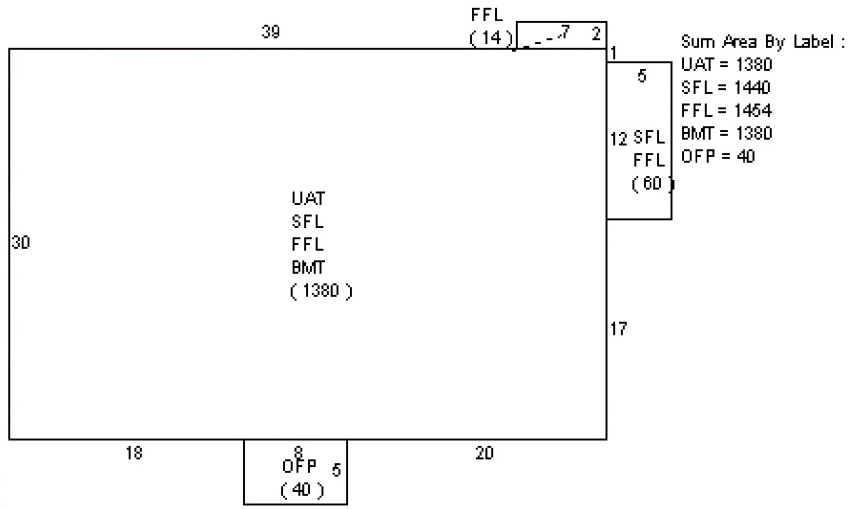
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	192.66
Special Features:	0	Val/Su Net:	143.25
Final Total:	667400	Val/Su SzAd	230.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,454	159.220	231,511
SFL	Second Floor	1,440	159.220	229,282
BMT	Basement	1,380	47.770	65,918
UAT	Upper Attic	345	87.570	30,213
OFP	Open Porch	40	43.230	1,729

Net Sketched Area:	4,659			Total:	558,653
Size Ad	2894	Gross Are	5694	FinArea	3067

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100